

GILA COUNTY BOARD OF ADJUSTMENT
Gila County Supervisors Conference Room
610 E. Highway 260, Payson, AZ

October 19, 2017
9:00 A.M.

A G E N D A

REGULAR MEETING

1. Call to Order
2. Pledge of Allegiance
3. Roll Call: Don Ascoli-Chairman, Mickie Nye, Mary Lou Myers, Terry Otts, Bill Marshall
4. Review and Approval of Minutes of the Board of Adjustment Hearing on February 16, 2017.

5. **Director/Planner Communication:**

At any time during this meeting of the Board of Adjustment, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Appeal:

6. **AV-17-10 Ben Davis:** A request to obtain a 3.5 ft. north side setback and a 13 ft. east rear setback to erect a 20 ft. by 34 ft. covered deck with a 6 ft. by 20 ft. laundry room was denied by Community Development and Mr. Davis is appealing that decision.
7. Adjournment

Information on the above case is available for review in the Gila County Community Development Department located at 745 N. Rose Mofford Way, Globe, Arizona during normal business hours or Gila County Community Development Office, 608 E. Hwy 260, Payson, AZ.

Pursuant to Arizona Revised Statutes, Section 38-431, the Board of Adjustment and Appeals reserves the right to adjourn into Executive Session for Legal Advice, concerning any of the above matters. The Board reserves the right to consider any matter out of order.



**MINUTES OF THE GILA COUNTY
BOARD OF ADJUSTMENT**

Thursday, February 16, 2017

GILA COUNTY BOARD OF SUPERVISORS CONFERENCE ROOM
608 E. Highway 260, Payson, AZ
9:00 A.M.

REGULAR MEETING

1. The meeting was called to order at 9:02 A.M. by Chairman Don Ascoli.
2. Pledge of Allegiance was led by Chairman Don Ascoli.
3. Roll Call: Therese Berumen did the roll call; Chairman Don Ascoli (in Payson), Mary Lou Myers (in Payson), and Mickie Nye (in Payson) are all present. Travis Williams is absent. A quorum is present.

Community Development Staff Members Present: Robert Gould-Planner, Scott Buzan-Building Official/Interim Director, Margie Chapman Code-Compliance Supervisor/Zoning Assistant and Therese Berumen-Administrative Assistant.

4. Presentation of Certificates: Margie Chapman presented Chairman Don Ascoli with his certificate of appreciation and thanked him for all his hard work and the time he has given the Board. Robert Gould also stated that Mary Lou Myers and Mickie Nye's certificates would be presented at the Planning and Zoning meeting held right after this meeting. He also thanked Chairman Don Ascoli for his dedication to the Board.
5. Review and Approval of the Board of Adjustment Minutes on November 17, 2016. Chairman Don Ascoli asked if there were any changes needed to the minutes. No changes were suggested. Mary Lou Myers motioned that the minutes be approved as is and Mickie Nye seconded the motion. The motion was unanimously approved.
6. **Director/Planner/Board Communication:** At any time during this meeting of the Board of Adjustment, Director Scott Buzan of Community Development, Planner Robert Gould of Community Development and/or the Board may present a brief summary of current events. No action may be taken. No comments.

Public Hearings:

7. **V-17-01 Robert Marsh:** An application to obtain a variance to construct a Recreational Vehicle (RV) Shed. The applicant finds that due to the location of a drainage system, that he has very limited options for the placement of this structure. Applicant is requesting a 6-foot side setback and 7-foot front setback. Subject property is located at 3459 N. Foothill Drive, Pine, AZ; Gila County Tax Assessor's Parcel 301-24-071 and is currently zoned R1-D12.

Robert Gould presented the staff report overview. Mr. Marsh has already constructed the RV Shed and is already located on the property. At the current time, as you can see from the photos,

the RV shed is located about 1 foot from the side property line. Mr. Marsh is aware that he will have to move the building because we cannot permit the 1 foot setback. In fact, if you count the eaves of the building, it is closer than 1 foot. Normally this would have been done with an administrative variance, but he also wants a 7-foot front setback, which makes this not available for an administrative variance. It is located at 3459 N. Foothill Drive in Pine, AZ. The parcel is roughly 4 tenths of an acre. It is not located in a FEMA regulated floodplain area, but does have a major drainage issue, which is located on the south side of the property, which does make it difficult to place the RV shed on that side of the parcel. This leaves the current location as the only possible place to place the RV shed because it also cannot be placed in the rear because of the septic system. We have received no complaints on this application. Staff recommendation is for the board to approve. Chairman Don Ascoli asked Robert Gould if he could clarify where the building is located and where the drainage issue was, from the pictures that were submitted in the agenda packet. The location of the RV shed and drainage issue were pointed out to Don Ascoli. Don Ascoli asked if any of the Board members had any questions. Mickie Nye pointed out some questions that were included in Bob Gould's staff report that he thinks weren't addressed. Bob Gould addressed the question, "Does the granting of this variance maintain the general purpose of the Zoning Ordinance?" I don't think this is incompatible to the Zoning Ordinance when you look at the neighborhood as a whole, but it is close to being considered a special privilege. I think the reason he wants to leave it at this location is because he already has the foundation and can just add on to that foundation without building a whole new one there. Mary Lou Myers asked the applicant (Robert Marsh) if he was planning on moving it back. Mr. Marsh stated that they are going to move it back and over. I can't move it back too far because I wouldn't be able to gain access behind my house in case of any emergency's. Mickie Nye asked Mr. Marsh if he was planning on moving it back 7 feet from the front property line. Mr. Marsh said yes, this is correct. Bob Gould stated that he believes the eave that Mr. Marsh has makes it less than one foot from the property line. I would check with Scott Buzan, but I believe that from the eave it needs to be at least 7 feet back. Scott Buzan stated that you can't be closer than 2 feet from the property line. If it is at least 5 feet from the property line, then there is no fire rating that is required. Anything less than 5 feet, is where you get into the difficulties. It is very costly to have something of this nature fire rated. Another concern I would like addressed, is to have the Board make a stipulation that Mr. Marsh can never enclose this structure. Chairman Don Ascoli stated that he like the stipulation that it never be enclosed and asked Mr. Marsh if he was ok with that. Mr. Marsh said yes. Chairman Don Ascoli asked if the Board had any further questions. No further questions were asked.

The meeting was opened to public comment. Chairman Don Ascoli asked Mr. Marsh if he had any further comments and Mr. Marsh said no. No other public comments. The public comment portion of the meeting was closed.

Mickie Nye motioned to approve V-17-01 with the recommendation from staff, that the structure never be enclosed. The motion was seconded by Mary Lou Myers. The motion was unanimously approved.

8. **V-16-07 Larry Waltemeyer:** An application to obtain a variance to construct a 24 X 30 foot garage. This parcel is within the floodway and will also need to obtain permits through the Floodplain Administrator. The applicant is requesting a 6.04-foot front setback and a 4.2-foot side setback. Subject property is located at 414 W. Columbine Rd., Christopher Creek, AZ; Gila County Tax Assessor's Parcel 303-10-048 and is currently zoned GU.

Robert Gould presented the staff report overview. This has been an unusual application. I think the most unusual part of it is that almost the entire lot is located within the floodway. Most likely, from what our floodplain administrator is telling me, is that it is going to be extremely difficult for him to get the engineering to show that he isn't going to have any downstream effects on the water flows in that area. So, there is a likelihood that this may never happen, but he still must get the zoning approval before he can even go through floodplain. I have rounded off the application. I am not going to go out there and measure four hundredths of a foot, so we just rounded it off to a 6-foot front setback and a 4-foot side setback. This will meet the purposes of this application. This parcel is located in Christopher Creek at 414 W. Columbine Road. The zoning on this parcel is GU. It's about a $\frac{1}{4}$ of an acre. The floodway issue is what really qualifies this for a variance to begin with because it is going to be an extreme hardship on the applicant to get this garage built out there. It can't be built in the rear yard due to the wastewater facilities and cannot be built on the west side of his parcel due to the utility lines running across, as you can see from the site plan. His proposable location is the only conceivable location if he can get floodplain clearance. I had two phone calls from neighbors out in the area that were not opposed to this variance. I had one very unusual phone call, to tell you the truth, I still haven't figured it out. They called me up to say the property line is 7 feet further over than it should be. I am not concerned about that. Although I did put a note in the Trak-It program that we should make sure those side property lines are verified, before we actually issue the permit. The property line location is the responsibility of the property owner. It's not our responsibility to determine where his property lines are. We just can't do that. Evidentially he does have a survey, so we will probably just require a copy of that, when the time comes to permitting this. This person was not opposed to the variance, they just wanted to make us aware. Staff recommendation is to approve this variance as submitted. Chairman Don Ascoli asked if any of the board members had any questions. Mary Lou Myers asked about the location because it is in a floodway, if it will cause the garage to have issues in the future. Robert Gould stated that the applicant is aware of that. He is also aware that it will require engineering. Mickie Nye had a concern about the application stating that it may change from a carport to garage in the future. Jim Huber (has power of attorney for Mr. Larry Waltemeyer) stated that it originally started out as a carport and Mr. Waltemeyer decided that he wanted a garage instead. We have spoken to some engineers and are going to get the engineering done on it, provided we get the variance. Mr. Huber stated that he has been on this project for over a year now and it has changed several times. The location has changed, the size has changed and even the type of structure has changed. We have the location and size to where he wants it and Mr. Waltemeyer stated that he would be open to doing a carport instead of the garage, but would like to do the garage. Chairman Don Ascoli stated that with it being closer than 5 feet, that it would need to be fire rated and asked Scott Buzan if this was correct. Scott Buzan, said yes this is correct. Mary Lou Myers asked if it could sit on a solid foundation or if it had to be elevated because of it being in a floodway. Scott Buzan stated that it would be up to the floodplain administrator. Robert Gould reiterated that whether it was a carport or garage, that it would still require engineering. Chairman Don Ascoli clarified that the variance he is requesting is for a garage, not a carport.

The meeting was opened to public comment. No public comments. The Public comment portion of the meeting was closed.

Mickie Nye motioned to approve variance application V-16-07. The motion was seconded by Mary Lou Myers. The motion was unanimously approved.

9. Adjournment. Mary Lou Myers made a motion to adjourn the meeting and Mickie Nye seconded the motion. The motion to adjourn was unanimously approved at 9:40 A.M.

DRAFT

Gila County Community Development Division
Planning & Zoning Department
745 N Rose Mofford Way, Globe, AZ 85501
(928) 402-8512
FAX: (928) 425-0829

or
608 E Highway 260, Payson, AZ 85541
(928) 474-9276
FAX: 928-474-0802

ADMINISTRATIVE VARIANCE APPLICATION

Date: 7/7/17

Case File No.: AU-17-10

Applicant Name: Ben T. Davis Phone No.: 480-229-3606
Mailing Address: 1740 N. Acacia, Mesa, AZ 85213
Signature: _____

Owner's Name: same Phone No.: _____
Mailing Address: _____
Signature: Ben T. Davis

(If the applicant is not the owner of the subject property, the owner must sign the application authorizing the applicant to apply.)

Property Address: 144 W. Standage Dr., Tonto Village, Payson AZ 85541
Property Parcel No.: 302-63-004 Legal Description: Lot 4, Tonto Village Map 188, Gila County
Zoning of Property: Res GU
Applicant's Description of Administrative Variance Request: The east rear side proposed covered deck structure is 13' from the property line. This structure will have a small storage room with a washer/dryer hookup and a water heater
Applicant's Justification for an Administrative Variance: The proposed structure will not be more than 10' into the 20' rear setback requirement. Also, my brothers and I own the property adjacent to the rear setback.

Attach a reproducible 8 1/2" x 11" site plan showing: scale; north arrow; all lot dimensions; adjacent streets and names; all existing and proposed buildings and structures, driveways, alleys, easements, water and utility services, septic tanks and leach fields, fences, and drainage ditches; significant trees and vegetation; and, extreme topographical conditions. Show all dimensions of existing and proposed buildings and structures, and distances between buildings. Label property lines (i.e. front, rear, side) and show the dimensions of the setbacks. Show the proposed feature which is the subject of the variance request.

2 applications
because he didn't
have enough room
in description + justification.

Gila County Community Development Division
Planning & Zoning Department
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(928) 402-8512

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or

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(928) 474-9276

FAX: 928-474-0802

ADMINISTRATIVE VARIANCE APPLICATION

Date: _____

Case File No.: _____

Applicant Name: Ben T. Davis

Mailing Address: 1740 N. Acacia, Mesa, AZ 85213

Phone No.: 480-229-3606

Signature: _____

Owner's Name: same

Mailing Address: _____ Phone No.: _____

Signature: _____

(If the applicant is not the owner of the subject property, the owner must sign the application authorizing the applicant to apply.)

Property Address: 144 W. Standage Dr., Payson, AZ 85541

Property Parcel No.: 302-63-004

Zoning of Property: Res

Legal Description: Lot 4, Tonto Village
Map 188, Gila County

Applicant's Description of Administrative Variance Request: The north one interior side
is currently 3.5' from the property line. I would like to match the
same for the new covered deck.

Applicant's Justification for an Administrative Variance

The current 3.5' is 1/2 of the 7' setback requirement.

Attach a reproducible 8 1/2" x 11" site plan showing: scale; north arrow; all lot dimensions; adjacent streets and names; all existing and proposed buildings and structures, driveways, alleys, easements, water and utility services, septic tanks and leach fields, fences, and drainage ditches; significant trees and vegetation; and, extreme topographical conditions. Show all dimensions of existing and proposed buildings and structures, and distances between buildings. Label property lines (i.e. front, rear, side) and show the dimensions of the setbacks. Show the proposed feature which is the subject of the variance request.

FOR OFFICE USE ONLY

\$75 Fee Paid

Check No.: _____ Cash: _____ Date: _____

Inspector's Report and Pictures Done: _____

Approved: _____

Denied: _____

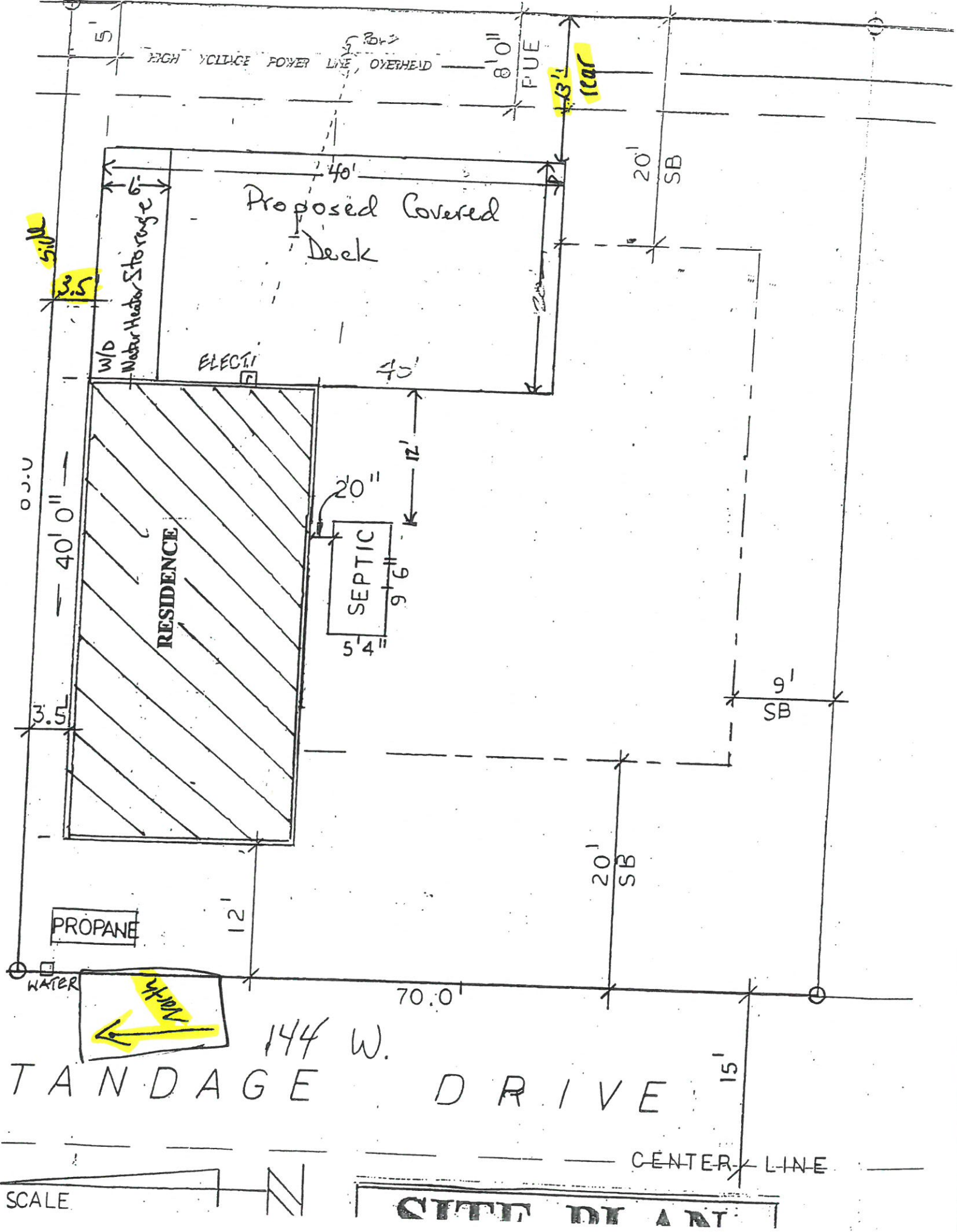
Director's Signature: _____

Date: _____

Date notices mailed to Applicant & Adjacent Property Owners: _____

Appeal Due Date: _____

Appealed: _____



SCALE

CITY OF ART

Gila County Property Report

Monday, July 10, 2017

Account #: R000025896

Parcel #: 302-63-004

Appraisal Year : 2017

Acct Type : Residential

Tax District : 1012

Map #: 63

Parcel Size : 0.14 acres

Owner Name and Address :

DAVIS BEN & GAIL
1740 N ACACIA ST
MESA AZ 85213

Property Location :

144 W STANDAGE DR
PAYSON AZ 85541

No #
MH Space

Business/Complex :

Property Sales History

Sale Date	Doc Date	Book	Page	Type	Amount	Grantor	Grantee
5/24/1993	5/24/1993	-	631597	JT	\$14,000.00	-	-
9/21/1994	9/21/1994	-	655376	WD	\$45,000.00	-	-
5/25/2000	5/25/2000	-	7248	WD	\$52,500.00	MILDRED W PLUME	BEN DAVIS AND GAIL

Legal Description :

LOT 4, TONTO VILLAGE, PLAT 188, HES 132 NW4 SEC 30 T11N R12E = 0.14 AC

Building Count :

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year
1.00	Single Family Residential	Ranch 1 Story	Fair	716	1966
2.00	Residential Yard Improvements	Residential Yard Improvements	Average	1	1973

Valuation:

Value Method:	Cost	Full Cash Value (FCV):	\$56,017.00	Use Code:	0123
		Limited Value (LPV):	\$47,357.00	Property Use:	0123-SFR-010-2 RURAL SUBDIV
Assessment Ratio:	10.00 %	Assessed FCV:	\$5,602.00		
		Assessed LPV:	\$5,602.00		

Disclaimer:

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A**GILA COUNTY, ARIZONA
STANDARD FLOOD HAZARD DETERMINATION**Gila County Replacement for FEMA Form 81-93 OMB No. 1660-0040,
FOR FLOODPLAIN PERMITTING FOR BUILDING ONLY,
NOT FOR INSURANCE, LENDING OR REAL ESTATE

VALID AFTER 05/15/2008

**GILA COUNTY ASSESSOR'S PARCEL NUMBER****302-63-004****SECTION I - PURPOSE**

This form provides general flood information for a PARCEL of land, not any particular structure on the parcel. This information is provided for purposes of planning construction projects. Gila County's floodplain jurisdiction is limited to development within floodplains. If any part of a parcel is within a regulatory floodplain, the parcel will be shown as within the floodplain, and floodplain staff will review permit applications. Gila County has no jurisdiction over insurance, lending or real estate issues. **(DIFFERENT PROCEDURES APPLY TO INSURANCE AND REAL ESTATE DISCLOSURES THAN TO CONSTRUCTION.** The user of this information should verify its appropriateness for the intended purpose. Use of this parcel-based information for insurance could result in unnecessary flood insurance or increased premium rates). FEMA Flood Maps are available at www.fema.gov. For more local information, please visit the Gila County web site at www.gilacountyaz.gov

SECTION II - PERMIT-RELATED INFORMATION
(to be completed by Gila County)**A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) JURISDICTION**

1. NFIP Community Name

Gila County

2. County

Gila

3. State

Arizona

4. NFIP Community Number

040028**B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MANUFACTURED HOME**1. NFIP Map Number or
Community-Panel Number**04007C0259D**2. NFIP Map Panel
Effective/Revised Date**December 4, 2007**3. LOMA/LOMR
Number4. Flood
Zone**D**

5. No NFIP Map

C. FEDERAL FLOOD INSURANCE AVAILABILITY1. ☒ Federal Flood Insurance is available (Community participates in NFIP).2. ☒ Regular Program.**D. DETERMINATION**1a. IS **PARCEL** IN A **SPECIAL FLOOD HAZARD AREA "SFHA"**(Either a "regulatory Floodplain" on a FEMA Flood Insurance Rate Map,
or adopted by Gila County as an "Administrative Floodplain")?☐ YES☒ NO1b. IF LINE D1a IS "YES", IS **PARCEL** IN A **FLOODWAY**?☐ YES☒ NO1c. IF **PARCEL** IS WITHIN A "SFHA" **BASE FLOOD ELEVATION "BFE"** IS:
(The "BFE" or minimum floor elevation is 1 foot above the BFE)

1d. BFE Source:

☒ From F.I.R.M.☐ Community-Determined

1e. BFE Datum:

☒ NAVD 1988☐ Flowline of Watercourse (depth)2a. IS **PARCEL** IN AND/OR NEAR AN UNMAPPED WATERCOURSE
REGULATED BY GILA COUNTY through the Grading and Drainage Ordinance?
(NFIP Flood Insurance is NOT affected by whether this box is yes or no)☐ YES☒ NO2b. The **MINIMUM ELEVATION** of lowest floor, above the flowline of the adjacent watercourse, in feet (where not in a FEMA floodplain) is:3. **FLOOD-RELATED EROSION SETBACK** from an unprotected watercourse bank, in feet, is:

3a. if on a straight reach, or

3b. **0**

if on the outside of a bend.

• IF any "YES" is checked, then a Floodplain Use Permit (FPUP), Floodplain Clearance, or Grading/Drainage Permit IS REQUIRED BEFORE PLAN
SUBMITTAL FOR A BUILDING OR SEPTIC PERMIT.• IF all are "NO", PLANS MAY BE SUBMITTED FOR A BUILDING PERMIT.
The BFE/RFE estimate may be refined after a site plan is received with a permit application. Other building stipulations may also apply.**E. COMMENTS (Optional):**

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the parcel/building/ mobile home on the NFIP map. This determination is for the parcel of land unless a site plan is attached showing the building location and comments are included in Section E stating that this determination is for a building/mobile home only. If any part of the parcel lies within the special flood hazard area or area regulated by the Gila County Floodplain Management Ordinance, the parcel is shown as within such an area. A building site on the parcel may be determined to be outside of the special flood hazard area upon review of a site plan, which is not necessarily reflected in this determination. This determination is an interpretation of public information provided as a courtesy by Gila County. All users of this information are responsible for the verification of this interpretation for their needs. Gila County assumes no liability for the accuracy of the information provided on this document, or appropriateness / completeness of this level of information for a particular purpose. More detailed information and other requirements may be needed prior to construction in a floodplain.

F. PREPARER'S INFORMATION

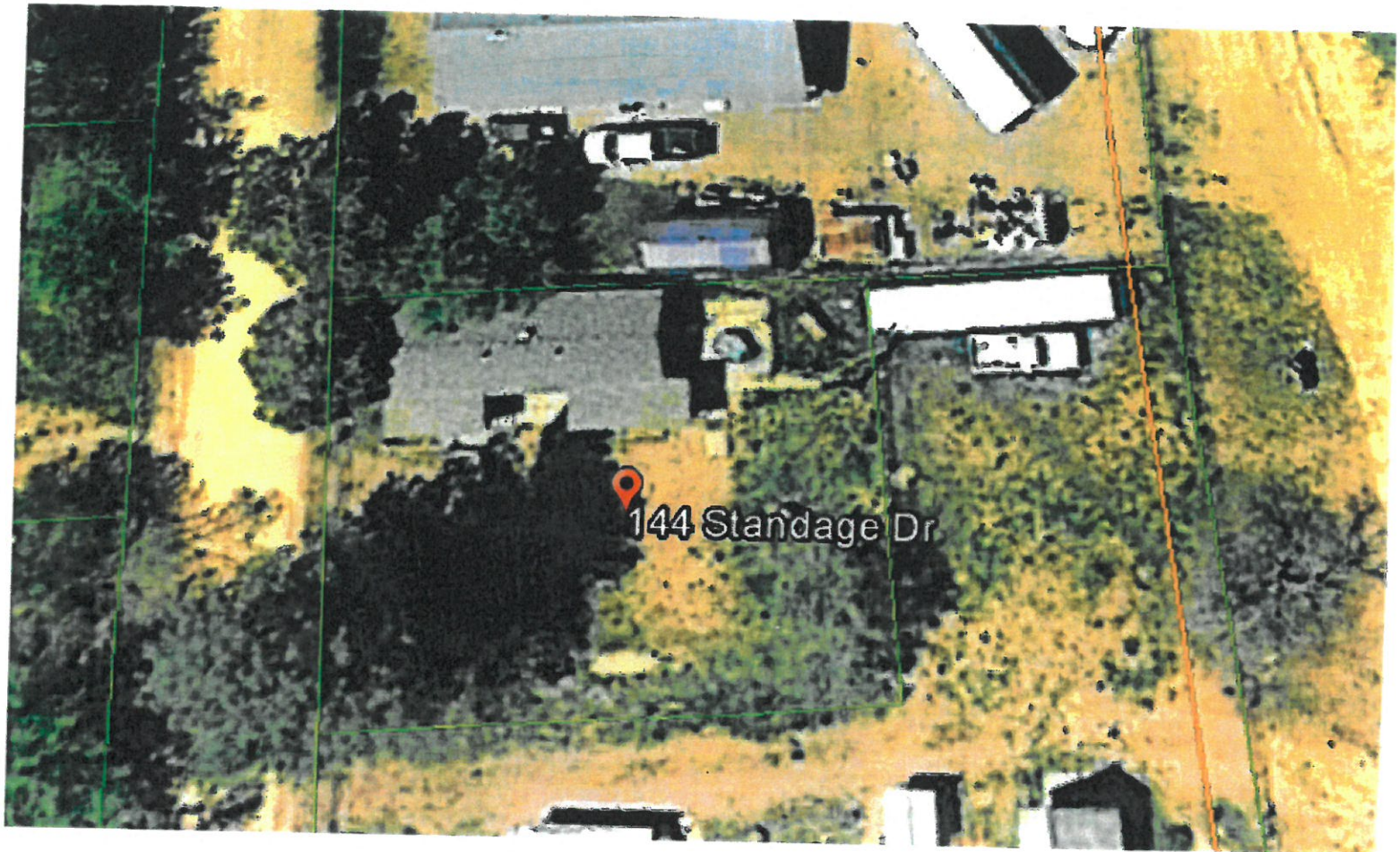
NAME, ADDRESS, TELEPHONE NUMBER

Data From FCD Flood Status Database, entered onto this Form by
Gila County Community Development
608 E. Hwy 260, PAYSON, AZ 85541
928-425-3231, Ext 7110

DATE OF DETERMINATION: 12/04/2007

PREPARED BY (Staff Name): jk spreadsheet

N
↑



302-63

1 of 2

CODE 1007

1012

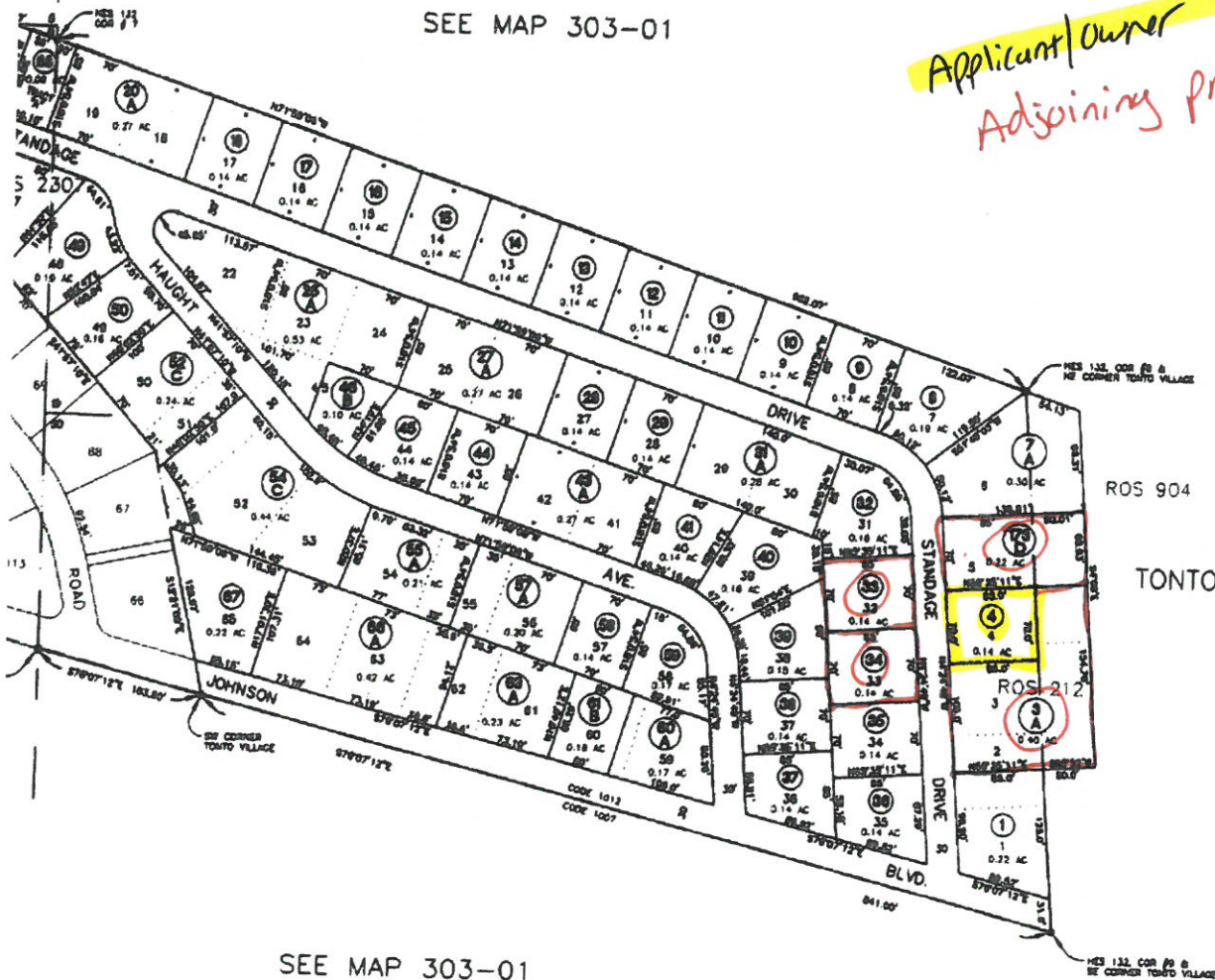
UPDATED 8-05-14

TONTO VILLAGE

Gila County Recorded Plat 188

SEE MAP 303-01

Applicant/owner 302-63-004
Adjoining property owners



SEE MAP 303-01

SCALE = 1" = 100'

(C) = CALCULATED

(R) = RECORDED

"FOR INFORMATION ONLY, NO LIABILITY ASSUMED."

GILA COUNTY ASSESSOR

Gila County Property Report

Monday, July 10, 2017

Account # : R000025918

Parcel # : 302-63-033

Appraisal Year : 2017

Acct Type : Residential

Tax District : 1012

Map # : 63

Parcel Size : 0.14 acres

Owner Name and Address :

MCGILL GARY E & JEANNE R
39052 N 12TH ST
DESERT HILLS AZ 85086

Property Location :

145 STANDAGE DR	No #
PAYSON AZ 85541-0000	MH Space

Business/Complex :**Property Sales History**

No Records Returned

Legal Description :

LOT 32, TONTO VILLAGE, PLAT 188, HES 132NW1/4 SEC 30 T11N R12E = 0.14 AC

Building Count :

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year
1.00	Single Family Residential	Ranch 1 Story	Average	956	1983

Valuation:

Value Method:	Cost	Full Cash Value (FCV):	\$81,602.00	Use Code:	0133
		Limited Value (LPV):	\$64,483.00	Property Use:	0133-SFR-010-3 RURAL SUBDIV
Assessment Ratio:	10.00 %	Assessed FCV:	\$8,160.00		
		Assessed LPV:	\$8,160.00		

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Gila County Property Report

Monday, July 10, 2017

Account # : R000025919

Parcel # : 302-63-034

Appraisal Year : 2017

Acct Type : Residential

Tax District : 1012

Map # : 63

Parcel Size : 0.14 acres

Owner Name and Address :

MCGILL GARY & JEANNE
39052 N 12TH ST
DESERT HILLS AZ 85086

Property Location :

129 STANDAGE DR No #
PAYSON AZ 85541 MH Space

Business/Complex :**Property Sales History**

Sale Date	Doc Date	Book	Page	Type	Amount	Grantor	Grantee
10/31/1994	10/31/1994	-	657241	JT	\$6,842.00	-	-

Legal Description :

LOT 33, TONTO VILLAGE, PLAT 188, HES 132NW1/4 SEC 30 T11N R12E = 0.14 AC

Building Count :

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year
1.00	Single Family Residential	Ranch 1 Story	Fair	480	1960

Valuation:

Value Method:	Cost	Full Cash Value (FCV):	\$40,177.00	Use Code:	0123
		Limited Value (LPV):	\$36,835.00	Property Use:	0123-SFR-010-2 RURAL SUBDIV
Assessment Ratio:	10.00 %	Assessed FCV:	\$4,018.00		
		Assessed LPV:	\$4,018.00		

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Gila County Property Report

Monday, July 10, 2017

Account # : R000026044

Parcel # : 302-63-173D

Appraisal Year : 2017

Acct Type : Mobile Home

Tax District : 1012

Map # : 63

Parcel Size : 0.22 acres

Owner Name and Address :

MELTON GARY W & KATHY A
PO BOX 2566
PAYSON AZ 85547

Property Location :

154 W STANDAGE DR No #
PAYSON AZ 85541-0000 MH Space

Business/Complex :**Property Sales History**

Sale Date	Doc Date	Book	Page	Type	Amount	Grantor	Grantee
4/16/2008	4/21/2008	-	-	SWD	\$0.00	HERBERT THOMAS W & NORMA L	HERBERT THOMAS W
11/19/2007	4/21/2008	-	-	CO	\$0.00	SUPERIOR COURT OF AZ MARICOPA COUNTY	HERBERT THOMAS WILLARD
7/15/2013	7/15/2013	-	-	CR	\$0.00	HERBERT NORMA L	HERBERT THOMAS W
7/1/2013	7/15/2013	-	-	WD	\$30,668.00	HERBERT THOMAS W ESTATE BROWN & MELTON PER REPS	MELTON GARY W & KATHY A
8/12/2013	8/12/2013	-	-	CR	\$0.00	MELTON GARY W & KATHY A	MELTON GARY W & KATHY A

Legal Description :

LOT 5 TONTO VILLAGE PLAT MAP 188 & POR LAND BEG SE COR LOT 5;TH N 4D8'W 70';TH N85D52'E 50.01';TH S4D7'E 69.93';TH S85D52'W 50.01' POB;NW4 SEC 30 T11N R12E;=0.22 AC M/L(COMB PCL 302-63-006 & 173A)

Building Count :

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year
2.00	Mobile Home Yard Improvements	Mobile Home Yard Improvements	Average	1	1996
3.00	Mobile Home Yard Improvements	Mobile Home Yard Improvements	Average	1	2002
4.00	Mobile Home Yard Improvements	Mobile Home Yard Improvements	Average	1	2004
5.00	Mobile Home Yard Improvements	Mobile Home Yard Improvements	Average	1	1994

Valuation:

Value Method:	Cost	Full Cash Value (FCV):	\$48,689.00	Use Code:	0820
		Limited Value (LPV):	\$48,597.00	Property Use:	0820-MH SUBDIV LOT
Assessment Ratio:	10.00 %	Assessed FCV:	\$4,869.00		
		Assessed LPV:	\$4,869.00		

Disclaimer:

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. This website is not updated in 'real time.' The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. The information provided on this site is not equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or in the preparation of legal documents. Please contact (928) 402-8714 if you believe any information is incomplete, out of date, or incorrect so that the appropriate correction can be addressed. Please note that a statutory process is available to correct errors pursuant to Arizona Revised Statutes 42-16254

Gila County Property Report

Monday, July 10, 2017

Account #: R0099834502

Parcel #: 302-63-003A

Appraisal Year : 2017

Acct Type : Residential

Tax District : 1012

Map # : 63

Parcel Size : 0.40 acres

Owner Name and Address :

DAVIS HOMESTEAD LLC
1740 N ACACIA
MESA AZ 85213

Property Location :

No #
134 W STANDAGE DR
PAYSON AZ 85541-0000
MH Space

Business/Complex :**Property Sales History**

No Records Returned

Legal Description :

LOT 3 & NLY 35.0' LOT 2, TONTO VILLAGE, PLAT 188, HES 132NW1/4 SEC 30 T11N R12E = 0.20 AC

Building Count :

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year
1.00	Single Family Residential	Ranch 1 Story	Fair	679	1911
2.00	Residential Yard Improvements	Residential Yard Improvements	Average	1	1960

Valuation:

Value Method:	Cost	Full Cash Value (FCV):	\$69,969.00	Use Code:	0123
		Limited Value (LPV):	\$69,969.00	Property Use:	0123-SFR-010-2 RURAL SUBDIV
Assessment Ratio:	10.00 %	Assessed FCV:	\$6,997.00		
		Assessed LPV:	\$6,997.00		

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Gary & Jeanne McGill
39052 N. 12th St.
Desert Hills, AZ 85086

Ben Davis
1740 N. Acacia
Mesa, AZ 85213

*Davis
Homestead
LLC*

Gary & Kathy Melton
PO Box 2566
Payson, AZ 85547

Ben Davis
1740 N. Acacia
Mesa, AZ 85213

*mailed
only to
↓
July 24, 2017
Decision
Letter*

745 N. Rose Mofford Way
Globe, Arizona 85501
(928) 402-4224
FAX (928) 425-0829



608 E. Hwy 260
Payson, Arizona 85541
(928) 474-9276
FAX (928) 474-0802

GILA COUNTY COMMUNITY DEVELOPMENT

July 24, 2017

Mr. Ben Davis
1740 N. Acacia
Mesa, AZ 85213

Re: Administrative Variance (AV-17-10)
Request for a 3.5 ft. north side setback and a 13 ft. east rear setback to erect a 20 ft. by 34 ft. covered deck with a 6 ft. by 20 ft. laundry room.
144 Standage Drive, Tonto Village AZ
APN# 302-63-004, Zoning GU

Dear Mr. Davis,

Your application for an Administrative Variance has been denied. Gila County Zoning Ordinance Section 101.3 A 1. states: *"When compliance with the minimum building setback regulations would cause extreme hardship due to conditions of extreme topography, unnecessary destruction of vegetation, close proximity to water ways, substandard size, or irregular shape and minimal impacts to adjoining property uses, the Zoning Inspector may grant a variance not to exceed fifty percent (50%) of the minimum required yard; however, under no circumstances shall there be a yard of less than three (3) feet."* After speaking to you on the telephone and conducting a site visit, I have determined none of the reasons for a variance stated in the Ordinance may be applied to your property.

Appeals of this decision may be made to the Gila County Board of Adjustment and must be filed in writing with the Community Development Division within fifteen (15) working days following the date of mailing of this notice of decision. This appeal period will end on August 14, 2017.

I would suggest you contact Community Development to ask about allowances for attached covered patios that may project up to 10 ft. into rear property setbacks as long as they are never enclosed and the projection is not less than 8 ft. from any common rear property line.

Should you have any questions or concerns, please feel free to contact the Community Development office.

Sincerely,

Scott Buzan
Director, Community Development

745 N. Rose Mofford Way
Globe, Arizona 85501
(928) 402-4224
FAX (928) 425-0829



608 E. Hwy 260
Payson, Arizona 85541
(928) 474-9276
FAX (928) 474-0802

GILA COUNTY COMMUNITY DEVELOPMENT

July 24, 2017

RECEIVED

AUG 07 2017

Mr. Ben Davis
1740 N. Acacia
Mesa, AZ 85213

Re: Administrative Variance (AV-17-10)

Request for a 3.5 ft. north side setback and a 13 ft. east rear setback to erect a 20 ft. by 34 ft. covered deck with a 6 ft. by 20 ft. laundry room.
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APN# 302-63-004, Zoning GU

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Should you have any questions or concerns, please feel free to contact the Community Development office.

Sincerely,

Scott Buzan
Director, Community Development

Please accept this as my formal appeal of this ruling.

Ben T. Davis 480-229-3606

Berumen, Therese C

From: Berumen, Therese C
Sent: Monday, August 07, 2017 11:04 AM
To: Buzan, Scott
Subject: RE: Admin Var AV-17-10 for APN 302-63-004

I just spoke with Ben and let him know that the meeting in September is on the 21st, so his appeal will be heard in October. He said that was fine. Did he send an attachment with his original email to you?

Therese Berumen
Administrative Assistant
Gila County Community Development
745 N. Rose Mofford Way
Globe, AZ 85501
(928) 402-8512

-----Original Message-----

From: Buzan, Scott
Sent: Monday, August 07, 2017 10:42 AM
To: Ben Davis
Cc: Berumen, Therese C; Buzan, Scott
Subject: RE: Admin Var AV-17-10 for APN 302-63-004

Mr. Davis,

I have received your formal appeal to my ruling on AV-17-10. I will have Therese Berumen get in touch with you regarding the Board of Adjustments Hearing date.

SCOTT BUZAN
Director
Gila County Community Development
608 E. Highway 260
Payson, AZ 85541
928-474-7199
sbuzan@gilacountyaz.gov

-----Original Message-----

From: Ben Davis [<mailto:bdavis@triumphcorp.com>]
Sent: Monday, August 07, 2017 10:32 AM
To: Buzan, Scott
Subject: Admin Var AV-17-10 for APN 302-63-004

Scott,

Thank you for the information you provided me on Thursday. Please accept the attached as my formal appeal. You mentioned that the next review would be in September. Just to let you know that I will be out of town for a wedding from Sept 15-22. If it falls in this timeframe, I would like to be setup for the October review.

Sincerely,

Ben Davis
480-229-3606

-----Original Message-----

From: ScanMail@triumphcorp.com [<mailto:ScanMail@triumphcorp.com>]
Sent: Monday, August 07, 2017 7:46 AM
To: Ben Davis
Subject: Accounting Scan

This E-mail was sent from "RICOHMP3352Acct" (Aficio MP 3352).

Scan Date: 08.07.2017 10:45:54 (-0400)
Queries to: ScanMail@triumphcorp.com

Accounting

745 N. Rose Mofford Way
Globe, Arizona 85501
(928) 402-4224
FAX (928) 425-0829



608 E. Hwy 260
Payson, Arizona 85541
(928) 474-9276
FAX (928) 474-0802

GILA COUNTY COMMUNITY DEVELOPMENT

October 3, 2017

Mr. Ben Davis
1740 N. Acacia
Mesa, AZ 85213

Re: Administrative Variance (AV-17-10) Appeal
Request for a 3.5 ft. north side setback and a 13 ft. east rear setback to erect a 20 ft. by 34 ft. covered deck with a 6 ft. by 20 ft. laundry room.
144 Standage Drive, Tonto Village AZ
APN# 302-63-004, Zoning GU

Dear Mr. Davis,

We have received your appeal to the administrative variance application to consider a 3.5 ft. north side setback and a 13 ft. east rear setback to erect a 20 ft. by 34 ft. covered deck with a 6 ft. by 20 ft. laundry room. This administrative variance application is scheduled to be heard by the Board of Adjustment on October 19, 2017 at 9:00 A.M., in our Payson office at 608 E. Hwy 260. It is recommended that you be present at this hearing to answer any questions the Board may have.

Sincerely,

Scott Buzan
Director, Community Development

Berumen, Therese C

From: Berumen, Therese C
Sent: Tuesday, October 10, 2017 12:22 PM
To: Ben Davis
Subject: RE: Admin Var AV-17-10 for APN 302-63-004
Attachments: AV-17-10 Davis.pdf

Good Afternoon Ben,

I received this back in the mail. I am not sure why it came back, but I wanted to make sure you had this letter. If you have any questions or concerns, please let me know.

Thank You,

Therese Berumen
Administrative Assistant
Gila County Community Development
745 N. Rose Mofford Way
Globe, AZ 85501
(928) 402-8512

-----Original Message-----

From: Buzan, Scott
Sent: Monday, August 07, 2017 10:42 AM
To: Ben Davis <bdavis@triumphcorp.com>
Cc: Berumen, Therese C <tcberumen@gilacountyaz.gov>; Buzan, Scott <sbuzan@gilacountyaz.gov>
Subject: RE: Admin Var AV-17-10 for APN 302-63-004

Mr. Davis,

I have received your formal appeal to my ruling on AV-17-10. I will have Therese Berumen get in touch with you regarding the Board of Adjustments Hearing date.

SCOTT BUZAN
Director
Gila County Community Development
608 E. Highway 260
Payson, AZ 85541
928-474-7199
sbuzan@gilacountyaz.gov

-----Original Message-----

From: Ben Davis [mailto:bdavis@triumphcorp.com]
Sent: Monday, August 07, 2017 10:32 AM
To: Buzan, Scott
Subject: Admin Var AV-17-10 for APN 302-63-004

Scott,

Gila County Community Development
745 N Rose Mofford Way
Globe, Arizona 85501
Return Service Requested

Ben Davis
1740 N. Acacia
Mesa, AZ 85213

RECEIVED
OCT 10 2017

NIXIE 850 FE 1 0010/08/17
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 85501447145 *1779-01758-08-13
|||

NIXIE 850 DE 1 0010/08/17
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 85501447145 *1779-01758-08-13
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